



Petition Number:	2206-SPP-05 & 2205-ODP-05
Subject Site Address:	NWC of 191 st Street & East Street (the “Property”)
Petitioner:	Henke Development Group by Weihe Engineers (the “Petitioner”)
Request:	The Petitioner requests Overall Development Plan and Primary Plat approval for three (3) lots and two (2) blocks on 37.78 acres in the Midtown at Westfield PUD District
Current Zoning:	Midtown at Westfield PUD (Ord. 19-21)
Current Land Use:	Vacant
Approximate Acreage:	37.78 acres +/-
Staff Reviewer:	Daine Crabtree, Senior Planner
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat and Overall Development Plan

HISTORY AND PROCEDURAL

The rezoning of the Property from the AG-SF1: Agriculture/Single-Family Rural District, SF3: Single-Family Medium District, EI: Enclosed Industrial District, and LB: Local and Neighborhood Business District to the Midtown at Westfield PUD District was approved at the September 9, 2019, City Council meeting. This item received a public hearing at the June 6, 2022, APC meeting.

PROJECT OVERVIEW

The 37.78 acre +/- site is located at the northwest corner of 191st Street and East Street (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan for three (3) lots and two (2) blocks.

The entirety of the Midtown at Westfield PUD is approximately 138 acres. Remaining real estate within the PUD that is not a part of this review will be required to submit additional Overall Development Plan and Primary Plat plans at a future date.

PRIMARY PLAT STANDARDS (Article 10.12(J) of the UDO)

The plans comply.

- 1) Proposed name of subdivision.



- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: Street A and B are temporary; Staff will confirm compliance with full names approved by the County at Secondary Platting stage.

- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.



- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO)

The plans comply.

- 20) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 24) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 25) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 31) Location of all Floodplain areas within the boundaries of the property.
- 32) Names of legal ditches and streams on or adjacent to the site.
- 33) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.



- 34) Identify buildings proposed for demolition.
- 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 36) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN (Article 10.7(E) of the UDO)

The plans comply.

- 37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 39) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 40) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 41) Accessory Use and Building Standards (Article 6.1)
- 42) Architectural Standards (Article 6.3)
- 43) Building Standards (Article 6.4)
- 44) Fence Standards (Article 6.5)
- 45) Height Standards (Article 6.6)



46) Landscaping Standards (Article 6.8)

- a) Street Trees
- b) Minimum Lot Landscaping Requirements

Comment: Please see PUD section below.

- c) External Street Frontage Landscaping

Comment: Please see PUD section below.

- d) Parking Area Landscaping
- e) Buffer Yard Requirements

Comment: Please see PUD section below.

47) Lighting Standards (Article 6.9)

48) Lot Standards (Article 6.10)

49) Outdoor Café and Eating Areas (Article 6.13)

50) Parking and Loading Standards (Article 6.14)

51) Setback Standards (Article 6.16)

52) Vision Clearance Standards (Article 6.19)

53) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

54) Block Standards (Article 8.1)

55) Easement Standards (Article 8.3)

56) Monument and Marker Standards (Article 8.5)

57) Open Space and Amenity Standards (Article 8.6)

58) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards
- b) Perimeter/External Pedestrian Network Standards



- 59) Storm Water Standards (Article 8.8)
- 60) Street and Right-of-Way Standards (Article 8.9)
- 61) Street Light Standards (Article 8.10)
- 62) Street Sign Standards (Article 8.11)
- 63) Surety Standards (Article 8.12)
- 64) Utility Standards (Article 8.13)

MIDTOWN AT WESTFIELD PUD (ORD. 19-21)

The plans comply.

65) Concept Plan

Comment: Per the Concept Plan, the lots/blocks are located in the following subdistricts:

- **Block A – Retail and Service Subdistrict (aka Commercial Subdistrict)**
- **Block B – Mixed-Use Subdistrict**
- **Block C – Hotel/Office Subdistrict & Mixed-Use Subdistrict & Reforestation Area**
- **Lots 1 & 2 – Mixed-Use Subdistrict**

66) Underlying Zoning District

Comment: Per the Concept Plan, the Property contains Hotel/Office Subdistrict, Retail and Service Subdistrict (Called the Commercial Subdistrict in the PUD language) and Mixed-Use Subdistrict, all which default to GB: General Business District as the underlying zoning

67) Permitted Uses

- a) Hotel and Office Subdistrict
- b) Commercial Subdistrict (Retail and Service Subdistrict on Concept Plan)
- c) Mixed-Use Subdistrict
- d) Business and Technology Subdistrict
- e) East of East Subdistrict
- f) West of East Subdistrict
- g) Prohibited Uses

68) Overlay Districts

- a) US Highway 31 Overlay: Does not apply
- b) State Highway 32 Overlay: Architectural standards apply as if 191st Street was State Highway 32
- c) Town Centre Overlay

69) General Regulations



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- a) Minimum Lot Area: No minimum
 - b) Minimum Tract Requirement: No minimum
 - c) Minimum Lot Frontage: No minimum, vehicular access to a street required
 - d) Minimum Lot Width: No minimum
 - e) Maximum Lot Coverage: No maximum
 - f) Minimum Building Setback Lines
 - i) US Highway 31: 30 feet
 - ii) 191st Street
 - (1) Mixed-Use Subdistrict: No minimum
 - (2) All Other Subdistricts: 30 feet
 - iii) East Street
 - (1) Mixed-Use Subdistrict: No minimum
 - (2) All Other Subdistricts: 20 feet
 - iv) Flippins Road: 20 feet
 - v) All Other Streets (eg: internal to District): 15 feet
 - vi) District Perimeter Not Abutting a Street: 30 feet
 - vii) All other Setback Lines: No Minimum
 - g) Minimum Building Height
 - i) Hotel and Office Subdistrict
 - ii) Town Centre
 - h) Maximum Building Height
 - i) Hotel and Office Subdistrict
 - ii) Town Centre
 - iii) East of East Subdistrict
 - iv) West of East Subdistrict
 - i) Proximity Slope
 - j) Maximum Multi-Family Dwelling Units
- 70) Development Standards
- a) Accessory Buildings
 - b) Architectural Standards
 - i) Character Imagery
 - ii) Hotel and Office Subdistrict
 - iii) Commercial Subdistrict
 - iv) Mixed-Use Subdistrict
 - v) Business and Technology Subdistrict
 - vi) East of East Subdistrict
 - vii) West of East Subdistrict
 - viii) Mechanical/Utility Meter Screening
 - ix) Residential Standards
 - x) Town Centre

- c) Fence Standards
- d) Landscaping Standards: Article 6.8 of the UDO shall apply except as modified.
 - i) Minimum Lot Landscaping: Shall not apply in the Town Centre
 - ii) Foundation Plantings: Shall only be required along a Front Building Facade
 - iii) External Street Frontage Landscaping: Shall not apply if the Front building Façade of the Lot's Principal Building is oriented towards the External Street. Shall not apply in the Town Centre
 - iv) Buffer Yard Requirements
 - (1) Reforestation Area: Required generally where shown on the Concept Plan. Exact size and configuration will be determined at the time of approval of the Overall Development Plan for that portion of the District and is subject to final engineering of detention and the permitting and approval by the city's Department of Public Works, County Surveyor's Office and the Indiana Department of Natural Resources.

The Reforestation Area shall be planted in accordance with the Reforestation Guidelines (Exhibit D of the PUD). No Buildings shall be permitted within the area shown on the Concept Plan as the Reforestation Area.
 - (2) Tree Preservation Areas: Existing areas of trees to be preserved and maintained in accordance with Article 6.8(E) of the UDO are identified on the Concept Plan. A tree preservation easement, in accordance with Article 8.3 of the UDO shall be required for a Tree Preservation Area at the time of platting. A Tree Preservation Area may overlap another regulatory easement in which case, the removal of trees directed to be removed by municipal, county, state or federal agencies or departments or a public utility may occur within a Tree Preservation Easement.
 - (3) Buffer Yard abutting Existing Neighborhood: A buffer yard with a minimum depth of forty (40) feet shall be required abutting an Existing Neighborhood. The buffer yard shall include a minimum of six (6) shade trees, six (6) evergreen trees, and ten (10) shrubs per 100 lineal feet. A minimum four (4) foot tall undulating mound shall also be required for at least 60 percent of the length of the shared Lot Line. No mound shall be required if a Reforestation Area or Tree Preservation Easement abuts an Existing Neighborhood. New plantings within a buffer yard that overlaps a Tree Preservation Area may be clustered or grouped in order to simulate natural tree stands and/or ensure viability due to the impact by existing trees, according to best practices. Plantings around detention and retention areas within a buffer yard shall be credited toward the buffer yard planting requirement.
 - (4) Detention Areas: The Concept Plan depicts detention and retention areas along the District's north and east property lines. The Lakes shall be located thin the District as generally shown on the Concept Plan. The exact size and location of the Lakes may vary and is subject to engineering and the permitting and approval by



the City's Department of Public Works, County Surveyor's Office, and the Indiana Department of Natural Resources.

- v) Parking Area Landscaping
 - vi) Perimeter Drainage and Utility Easements: If plantings required by this Ordinance are not permitted by the City within Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot. If the relocation of the plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a detailed development plan may be approved with fewer plantings than otherwise required.
 - vii) Town Centre
 - e) Lighting Standards
 - i) Decorative Fixtures and Uniformity
 - ii) Full Cut-off Fixtures
 - iii) Maximum Light Levels
 - iv) Parking Area Lighting
 - v) Neon lighting prohibited
 - f) Outdoor Storage and Display
 - g) Parking and Loading Standards
 - i) Town Centre
 - h) Sign Standards
- 71) Design Standards: Chapter 8 shall apply to each Subdistrict's Underlying Zoning District except as modified
- a) Pedestrian Network Standards
 - i) Cool Creek Trail
 - ii) Mixed-Use Subdistrict
 - b) Decorative Streetscape Elements
- 72) Annexation

DEPARTMENT COMMENTS

- 1) **ACTION: Items 2206-SPP-05 & 2205-ODP-05 comply with all applicable standards. Staff recommends approval with the following condition:**
 - **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 2) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov



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